MINUTES OF TREWERN COMMUNITY COUNCIL MEETING HELD AT MIDDLETOWN VILLAGE HALL AND VIA MS TEAMS ON TUESDAY, 26 NOVEMBER 2024

Present: Councillors Gill Corfield (Chair), Judy Evans, David Corfield, Peter Davies, Fiona Warburton, Colin Jenkins, Nicola Dyson, Rob Breakwell, Phil Hughes and Amanda Jenner.

2093 Apologies
Apologies received from Councillor Rex Turner.

2094 Minutes of the Meeting from 15th October for approval
Minutes from the meeting held on 15th October to now be approved and signed by GC.
Proposed by PD and seconded by ND
Private minutes from the meeting held on 15th October to now be approved and signed by GC.
Proposed by PD and seconded by ND

2095 Declarations of Interest – Blanket dispensations have been received for matters relating to wind farms, renewable energy, membership of voluntary organisations, school governors, school modernisation and school transport.
DC and GC declared an interest in Play area Lease, Middletown. RB declared an interest in Appeal Notification 24/00009/NONDET.

2096 Matters arising not covered elsewhere on agenda
None.

2097 Playgrounds
Play area lease, Middletown
Council have agreed to discuss the play area lease confidentially due to the ongoing legal nature of the situation.

RoSPA report for Trewern
There are one or two items to address, including chips in various areas and some cracking, but all are considered low risk. We will review the report and ensure the necessary work is completed at some point.

We have received notification about the bins overflowing at the play area in Trewern. AE to contact Sue Davies to check if they have now been emptied.
ACTION: AE

2098 Highways
Enforcement complaint emails - AE chased issue of parking at Gate Farm, now been over 84 working days since the complaint was submitted. No need to continue chasing development opposite school as a entrance has now been put in and no need to continue chasing enforcement issue relating to Border Garage as a planning application has now been submitted.
ACTION: AE

U2237, road up towards Middletown Hill (Opposite The Breidden, off the A458) - White lines need replacing on all roads/junctions coming onto U2237 from all estates, as cars are pulling out in front of other cars travelling down the hill towards the A458. Vans are also parking on the side of U2237

road, which needs to be highlighted as a H&S issue. AE to send details to CCAJ and report on online portal.
ACTION: AE

U2252, Bacheldre Lane/Station Road - Drain outside the property Sandiacre, Middletown, there is a broken drain cover so there is a large hole, potential H&S for people walking with small dogs or children. AE reported this on the online portal in January 2023, PCC came out within the hour and put a cone there, but nothing has been done since. AE will highlight this again and send photos to Dave Gardener.
ACTION: AE

C2039 & C2040, Criggion Lane - lorries with 4 axels are travelling down this road, even though there is a weight and axel limit. AE to send details to CCAJ and update on online portal.
ACTION: AE

C2039 & C2040, Criggion Lane - Blocked drains. AE to send details to CCAJ and update on online portal.
ACTION: AE

U2253, Lane off U2252 towards Dingle Farm - the verge slippage here that has been reported many times is getting worse. The bollards put there by PCC have now fallen into the stream. Urgent H&S issue. AE to send details to CCAJ and email Dave Gardener again.
ACTION: AE

U2252 Bacheldre Lane, outside Crofters Barn - Two huge pot holes have developed near the junction. AE to send details to CCAJ and update on online portal.
ACTION: AE

U2252 Bacheldre Lane, just after turning off the A458 towards Middletown Farm - large pot hole. AE to send details to CCAJ and update on online portal.
ACTION: AE

2099 County Councillors' Report
CCAJ provided an update on the ongoing petition regarding the trunk road issue. The Commission Committee wrote to the Highways section of the Welsh Government, who have already conducted CCTV monitoring. However, the results were inconclusive, however given the driving concerns observed and discussions from last summer's meeting outside Bank Farm Caravan Park, the committee is scheduled to sit again on the 2nd.

Powys is consulting on whether to close smaller leisure centres or maintain the current arrangements. There is no satisfactory evidence justifying closures. For example, if Llanfair or Llanfyllin were to close, Powys has not assessed the capacity at larger centres such as Welshpool.

CCAJ has launched a monthly newsletter, which includes practical advice, such as how to report issues like drainage problems.

Last month, CCAJ reported all known drainage issues, receiving confirmation that some were addressed, including issues on Long Mountain. A specific issue where Leighton Road joins Hope Road has also been reported and appears to be under investigation.

Typically, residents need to request salt pile top-ups, but if someone in the area has submitted a request, the council usually conducts a general drive-around to check supplies. Information on how to request top-ups has been included in CCAJ's newsletter.

2100 Planning

24/1410/FUL | Construction of a silage clamp, effluent tank and all associated works | Lower Heldre Heldre Lane Buttington Welshpool SY21 8TD
No comments.

Appeal Notification 24/00009/NONDET | Rebuilding of barn to form a dwelling | Ivy House, Middletown, Welshpool, Powys
RB declared an interest in this application. We would like to reiterate our comments submitted during the original planning application...
"We find this application difficult to understand due to conflicting documents on the planning portal. Section 5, Figure 7 of the Heritage Impact Statement shows Barn 2; however, Barn 2 does not appear on the Proposed Site Plan for this application. The access to the proposed development is directly opposite the Breidden View cul-de-sac, which raises concerns, especially as this is not depicted on any of the site plans provided. Furthermore, the address of the application is listed as Trewern, whereas the site itself is situated in Middletown. Therefore, before we can provide an objective comment, we request further clarification on the application. Additionally, we reiterate the comments made by Cllr. Amanda Jenner (attached) and request a detailed elevation assessment."
Request a copy of the latest plans for the proposed development. Attached correspondence from CCAJ too.

24/1578/HH | Erection of first floor extension, new render and cladding to external walls, new dormer roof covering, insertion of rooflights | Laburnam Cottage Tre-Wern Welshpool SY21 8EB
TCC have not received any objections, therefore do not oppose this application.

24/1564/VAR | Discharge of Section 106 Agreement attached to planning permission P/2013/1070 in relation to occupancy | Kaikoura Middletown Welshpool Powys SY21 8DF
AE left the room whilst this application was discussed. TCC have not received any objections, therefore do not oppose this application.

24/1623/HH|Erection of a single storey extension|Keepers Cottage Bryn Lane Hope Leighton SY21 8JD
TCC have not received any objections, therefore do not oppose this application.

Update on Church Car Parking Proposal, Middletown - The proposal for car parking at the church does not meet the technical highways criteria. The highways officer is inclined to reject it due to design issues and insufficient detail provided.

2101 Finance

Bank Reconciliation
The bank reconciliation shows that there is £41,156.46 in the accounts at the end of October 2024.
Bank reconciliation and bank statements checked to confirm that it is all in order.
GC to now sign bank statements.
Proposed by FW and seconded by JE

GC and PH have had difficulty logging onto HSBC Online Bank Account, whilst AE was on holiday. AE checked the log in details for GC and it seems to be working. GC to double check.
ACTION: GC

Payments
Clerk Salary - £268.95 (October payment) under L.G.A 1972 s112.
Hatchers - £4,800 (incl. VAT) under L.G.A 1972 s111.
Middletown Village Hall - £25 (Hall hire) under L.G (M.P) Act 1976 s19 (3).
GloverSure - £48 under L.G.A 1972 s111.
Proposed by PD and seconded by PH

Budget/Precept
AE has sent a draft version of the budget/precept for the next financial year to all Councillors, the Council Tax Base figure for 2025/26 has not yet been decided by PCC. AE to add 'Budget/Precept' to the next agenda in January, so it can be officially approved.
ACTION: AE

It was agreed to change "Capital Reserves" to "Reserve Funds" on the bank reconciliation. The solicitor fees and all unexpected fees will be included under this title, as they were not budgeted. Additionally, it was agreed that AE would prepare two draft budgets for January—one that includes the costs associated with Middletown play area and one that does not.
ACTION: AE

Audit Update
We have received the results of our annual audit and no issues were raised by the external auditor.

2102 Correspondence
The Air Ambulance has requested a donation. As a general policy, we do not make donations

2103 Any Other Business
Border Gossip
The Border Gossip have sent a Summary Account that they have prepared after the closure of the Border Gossip bank account following your cashing of the donation cheque to TCC. AE forwarded this to all Councillors.

Reviewing TCC's Policies and Procedures
Defer until January meeting.

Middletown Village Hall Broadband
When the BB was first installed at the Village Hall, it was agreed that TCC would contribute 50% towards the cost for the first 12 months. It was agreed that we would again contribute 50% towards this cost this year too, as the BB in the Village Hall is a real asset to our TCC monthly meetings.
Proposed by PH and seconded by PD

2104 Date of Next Meetings
21 January 2024 at Middletown Village Hall and via MS Teams.